Lastly, to pay the remainder of said proceeds, if any, to the said Grantor, upon delivery and surrender to the purchaser or purchasers or the heirs, executors, administrators, successors or assigns thereof, of the possession of the land and property so sold and conveyed, less the expenses, if any, of obtaining possession. In the event of the absence or disability of one of said Trustees, the powers, duties and trusts hereby created and reposed in said Trustee may be executed by the remaining or surviving Trustee or Trustees with the same legal force, effect and virtue as though executed by all of them. The Trustee may act hereunder and may sell and convey said premises under the power granted by this instrument, although the Trustee has been, may now be or may hereafter be, attorney or agent of the Beneficiary in respect to the loan made by the Beneficiary and evidenced by the notes or this Deed of Trust, or in respect to any matter or business whatsoever. The Beneficiary may bid and become the purchaser at any sale under this Deed of Trust. It is further agreed that, if said property be advertised for sale as herein provided, and not sold, the Trustee shall be entitled to a reasonable commission not exceeding one-half of the commission provided in case of sale, to be computed on the amount of said debt, and same together with the expense of such advertisement, shall become a lien upon said premises.

17. The stipulations and agreements herein contained are joint and several, and shall inure to the benefit of the heirs, executors, administrators, successors, grantees, lessees and assigns of the parties hereto, respectively, and the term "Beneficiary" shall include the owner and holder of the note hereby secured, from time to time.

18. It is agreed that the terms Grantor, Beneficiary and Trustee shall be construed to include the singular, the plural, the masculine, feminine and neuter genders and the heirs, executors, administrators, successors and assigns thereof where the context may require or permit.

19. Upon full payment of the entire debt hereby and hereafter secured and full performance of all the covenants and agreements herein contained, at the time and in the manner herein specified, then this Deed of Trust shall be void, and shall be released in the manner specified by law, but at the expense of the Grantor; otherwise to be and remain in full force and effect.

20. It is understood and agreed, that the Grantor will not assign or transfer the property hereby conveyed, either voluntarily or involuntarily, without first securing the written consent of the Beneficiary, it being covenanted by said Grantor that the violation of this agreement shall constitute a default in the terms hereof, and the said Trustee and Beneficiary shall have the right and privilege immediately upon said violation to make demand for the payment of the principal, interest and other sums and to sell and foreclose the same unless immediately paid; and in the event of any default in any prior mortgage, from the Grantor herein such default shall operate immediately as a default hereunder and upon such default the said Trustee and Beneficiary shall be entitled to foreclose this Deed of Trust without notice to the Grantor.

21. The undersigned
join in the execution hereof solely for the purpose of guaranteeing the payment of the debts secured hereby at the time the same are made payable and the performance of all the covenants and conditions of the within Deed of Trust and to convey all their right, title and interest in and to the hereinbefore described property as additional security for the said debts. They, having received no part of the money loaned, their liability hereunder, however, to be always that of principals and not that of sureties.

22. In the event any payment of principal, interest or other required payments, is not paid into the hands of the Beneficiary as required, then for each late payment of more than ten days duration, the Grantor shall pay unto the said Beneficiary, a sum equal to ten percent of such late payment.

IN WITNESS WHEREOF, the Trustors have signed and sealed this instrument, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Alta R. Eckenrode (seal)
Alta R. Eckenrode
James F. Sartwell (seal)
James F. Sartwell
Verna Sartwell (seal)
Verna Sartwell

Joseph B. Axelman
JOSEPH B AXELMAN

STATE OF MARYLAND
City of Baltimore } ss.

I HEREBY CERTIFY that on this 20th day of June
A.D. 19 61 before me the subscriber, a Notary Public in and for Baltimore City
aforesaid, personally appeared
Alta R. Eckenrode, James F. Sartwell and Verna Sartwell his wife
known to me to be the Grantor in the aforegoing and annexed Deed of Trust, and acknowledged the same
to be their act.

WITNESS, my hand and official seal:

Joseph B. Axelman
Notary Public
JOSEPH B AXELMAN

My commission expires MAY 6, 1963